

COURTYARD HOMES AT LIMESTONE CREEK

REPLAT OF A PORTION OF LOT 33, LOXAHATCHEE GARDEN FARMS, PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A REPLAT OF LOTS 251 THRU 254, ABYSSINNA PARK, UNRECORDED ASSESSOR'S MAP NUMBER 22 LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH) **187**
THIS PLAT WAS FILED FOR RECORD
AT 3:22 P.M. THIS
17 DAY OF JUNE 2022
AND DULY RECORDED IN PLAT BOOK
133 ON PAGES 187
THRU 188.
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER OF PALM BEACH COUNTY
BY: [Signature] D.C.
SHEET 1 OF 2

ZONING DATA:
CONTROL NO. 2003-094
NUMBER OF UNITS: 8 D.U.



CLERK OF THE CIRCUIT COURT AND
COMPTROLLER OF PALM BEACH COUNTY

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MARK A. REINHOLD AND SUSAN L. REINHOLD, OWNERS OF LAND SHOWN HEREON AS COURTYARD HOMES AT LIMESTONE CREEK, REPLAT OF A PORTION OF LOT 33, LOXAHATCHEE GARDEN FARMS, PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A REPLAT OF LOTS 251 THRU 254, ABYSSINNA PARK, UNRECORDED ASSESSOR'S MAP NUMBER 22, LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

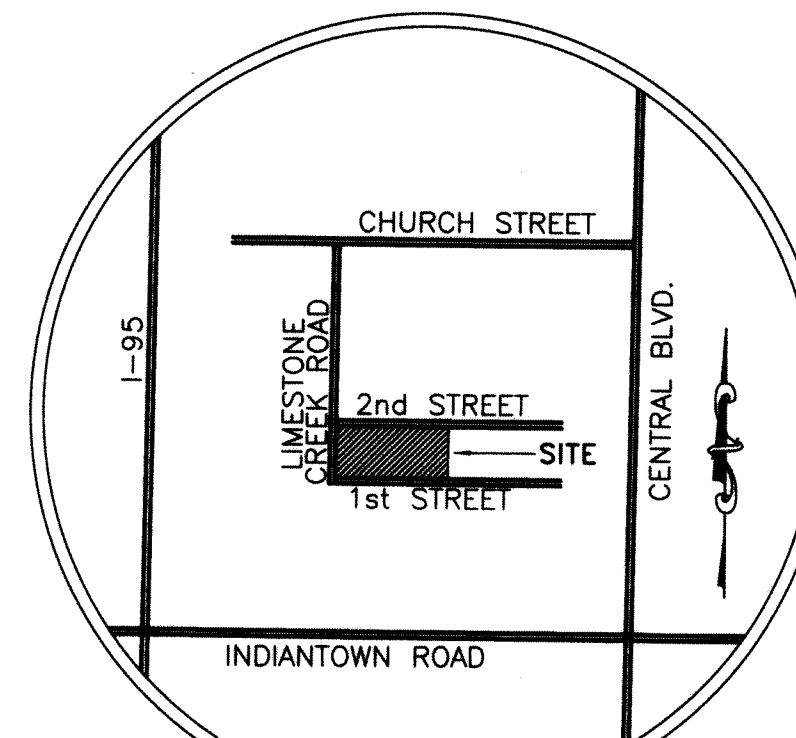
THE EAST 250 FEET OF THE WEST 283 FEET OF THE SOUTH 285.6 FEET OF THE NORTH 1305.6 FEET OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO KNOWN AS LOTS 251, 252, 253, AND 254, ABYSSINNA PARK, UNRECORDED (ASSESSOR'S MAP NUMBER 22).

LESS AND EXCEPTING THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF SOUTH 30.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3

CONTAINING 70,789.6 SQUARE FEET 1.63 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PUBLIC PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC PORTION OF THIS EASEMENT.
- THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. **THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.**



SITE MAP
NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, FLORIDA INTERNATIONAL TITLE & ESCROW COMPANY A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MARK A. REINHOLD AND SUSAN L. REINHOLD; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 5/3/2022

[Signature]
PRINT NAME - TITLE
Patricia B. Hardeastle
PRESIDENT

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 3 DAY OF MAY, 2022.

THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

WITNESS: [Signature]
(SIGNATURE)

BY: [Signature]
(MARK A. REINHOLD PRESIDENT)

Jeff Travani
(PRINTED NAME)

MARK A. REINHOLD
(PRINTED NAME)

WITNESS: [Signature]
(SIGNATURE)

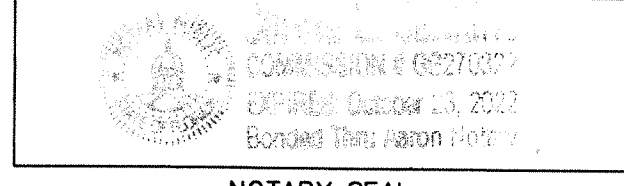
David Travani
(PRINTED NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 3rd DAY OF MAY 2022, BY MARK A. REINHOLD AS PRESIDENT OF THE COURTYARD HOMES AT LIMESTONE CREEK PROPERTY OWNERS ASSOCIATION, INC. ON BEHALF OF THE NOT FOR PROFIT CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR [Signature] HAS PRODUCED Drivers license (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC
PRINT NAME: Jenno Jenkins
COMMISSION NUMBER: GG270322

IN WITNESS WHEREOF, WE MARK A. REINHOLD AND SUSAN L. REINHOLD DO HEREUNTO SET OUR HANDS AND SEALS THIS 3rd DAY OF MAY, 2022.

WITNESS: [Signature]
PRINT NAME: Jeff Travani
SIGNATURE

BY: [Signature]
PRINT NAME: MARK A. REINHOLD
SIGNATURE

WITNESS: [Signature]
PRINT NAME: David Travani
SIGNATURE

BY: [Signature]
PRINT NAME: Susan L. Reinhold
SIGNATURE

WITNESS: [Signature]
PRINT NAME: Jeff Travani
SIGNATURE

BY: [Signature]
PRINT NAME: Susan L. Reinhold
SIGNATURE

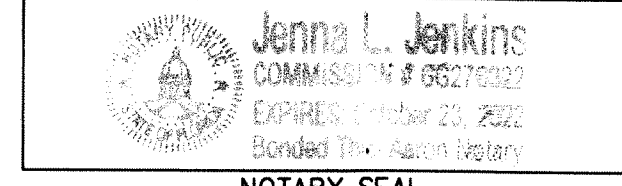
WITNESS: [Signature]
PRINT NAME: David Travani
SIGNATURE

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 3rd DAY OF MAY 2022, BY MARK A. REINHOLD AND SUSAN L. REINHOLD, WHO ARE PERSONALLY KNOWN TO ME OR [Signature] HAS PRODUCED Drivers license (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: October 23, 2022

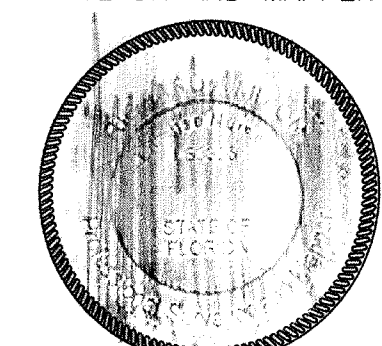
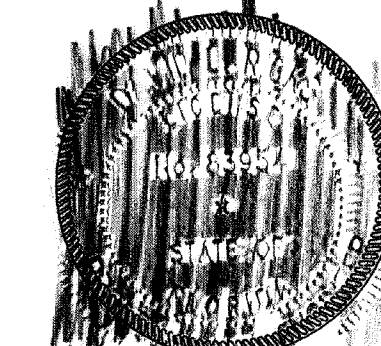
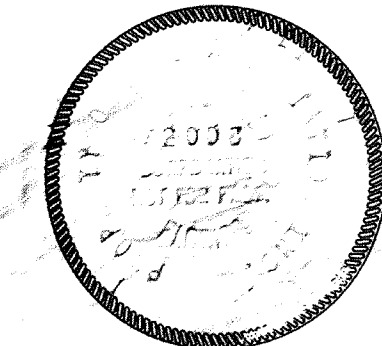


[Signature]
NOTARY PUBLIC
PRINT NAME: Jenno Jenkins
COMMISSION NUMBER: GG270322

THE COURTYARD HOMES
AT LIMESTONE CREEK
PROPERTY OWNERS ASSOCIATION

COUNTY
ENGINEER

PROFESSIONAL
SURVEYOR AND MAPPER



COUNTY APPROVAL:

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 17 DAY OF May, 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
DAVID L. RICKS, P.E.-COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON, IN AND FOR THE OFFICE OF MIXON LAND SURVEYING, INC. 12450 NE 26TH AVENUE OKEECHOBEE FLORIDA 34972.

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE FLORIDA 34972
772-260-5302
CERTIFICATE NO. LB 4199

COURTYARD HOMES AT LIMESTONE CREEK

JOB NO. 03-329 CADD FILE 03-329 DATE 12/2019 SHEET 1 OF 2